

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		LAKE ST, ARLINGTON

OWNERSHIP

Owner 1:	YAMAGATA BRIAN & LI
Owner 2:	
Owner 3:	
Street 1:	160 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	ROACHE MICHAEL/JODI -
Owner 2:	-
Street 1:	160 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,219 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1765 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6219		Sq. Ft.	Site		0	80.	0.88	1			Med. Tr	-10					436,731						436,700	

Total AC/HA:	0.14277	Total SF/SM:	6219	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6219.000	346,400		436,700	783,100
Total Card	0.143	346,400		436,700	783,100
Total Parcel	0.143	346,400		436,700	783,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	443.68	/Parcel:	443.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	346,500	0	6,219.	436,700	783,200	783,200	Year End Roll	12/18/2019
2019	101	FV	272,400	0	6,219.	464,000	736,400	736,400	Year End Roll	1/3/2019
2018	101	FV	271,300	0	6,219.	338,500	609,800	609,800	Year End Roll	12/20/2017
2017	101	FV	271,300	0	6,219.	294,800	566,100	566,100	Year End Roll	1/3/2017
2016	101	FV	271,300	0	6,219.	251,100	522,400	522,400	Year End	1/4/2016
2015	101	FV	264,900	0	6,219.	245,700	510,600	510,600	Year End Roll	12/11/2014
2014	101	FV	264,900	0	6,219.	202,000	466,900	466,900	Year End Roll	12/16/2013
2013	101	FV	264,900	0	6,219.	192,200	457,100	457,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROACHE MICHAEL/	58476-34		2/13/2012		505,000	No	No		
MC DEVITT WILLI	45549-558		7/5/2005		492,000	No	No		
MC DEVITT WILLI	40318-610		8/5/2003	Family		1	No	No	
	9559-182		1/1/1901	Family			No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2018	18	Redo Bas	67,850	C				
3/15/2017	263	Solar Pa	4,917	C				

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6219		Sq. Ft.	Site		0	80.	0.88	1			Med. Tr	-10					436,731						436,700	

Total AC/HA:	0.14277	Total SF/SM:	6219	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON
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Database: AssessPro - FY2021

Legal Description
Entered Lot Size
Total Land:
Land Unit Type:

Parcel ID 016.0-0003-0005.0

Date	Notes
12/18/2019	Year End Roll
1/3/2019	Year End Roll
12/20/2017	Year End Roll
1/3/2017	Year End Roll
1/4/2016	Year End
12/11/2014	Year End Roll
12/16/2013	Year End Roll
12/13/2012	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROACHE MICHAEL/	58476-34		2/13/2012		505,000	No	No		
MC DEVITT WILLI	45549-558		7/5/2005		492,000	No	No		
MC DEVITT WILLI	40318-610		8/5/2003	Family		1	No	No	
	9559-182		1/1/1901	Family			No	No	N

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	Inspected	BS	Barbara S
4/11/2018	MEAS&NOTICE	BS	Barbara S
5/13/2012	MLS	EMK	Ellen K
5/12/2009	Measured	372	PATRIOT
12/4/2005	MLS	HC	Helen Chinal
9/29/1999	Meas/Inspect	267	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

Total:	436,731	Spl Credit	Total:	436,700
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Total:	436,731	Spl Credit	Total:	436,700
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User Acct
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GIS Ref
GIS Ref
Insp Date
04/14/18

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Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 11481

Prior Id # 2:

Prior Id # 3:

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Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

More: N Total Yard Items: Total Special Features: Total: